

REAL ESTATE NOTES, CITY AND SUBURBS

Active Inquiry for Building Sites in the Newly-Annexed Territory.

MANY SMALL SALES; AUCTIONEERS BUSY

Total of Business for a Week Foots Up Splendidly—Summer Vacation Seems to Be Yet a Good Way Off—Suburban Business.

A few weeks ago some of the real estate agents predicted that the summer "dull season" would, for various reasons, commence sooner than usual this year, while there were others who expressed an opinion that there would really be no summer vacation for the tired agents. The last named prophets seem now to have the best of the argument. The past week has brought out none of the midsummer vacation feeling. Business has been active, and while the sales actually consummated were not as large as the early week signs indicated they might be, the agencies in the main are well satisfied with the round up. More business was done than shows up on the surface. For instance, one agent made sales amounting to nearly \$15,000, which do not show on the records, for the reason that parties to the transaction, whose names must figure on the deeds when passed, are now traveling in foreign lands, and in the nature of the case the transaction cannot be closed until the fall, although the deal has been made, papers signed as far as they can be, and money has changed hands. Other sales that have been made are still hung up between the offices of the agencies and the deed record book for one reason and another.

Alhambra Property Sold.
However, the transactions that have been actually closed during the week past amount to something more than \$100,000. The bulk of the deals were on the small order, and hence the number of distinct deals were larger than appears on the surface. The largest transaction of the week was made by J. A. Connelly & Co. It was the sale of the Alhambra Hotel property, corner of Eighth and Franklin streets, for \$20,000. The agents decline to give the name of the purchaser for the present. They say the purchase was purely an investment, and no changes will be made in the uses to which the property is to be put. In fact, the agents have already signed a lease that shows the fact that the property will continue to be devoted to hotel purposes. Messrs. Connelly & Co. report other sales amounting to about \$5,000.

Good Prices on Grove Avenue.
Another sale of the week that was somewhat on the large order resulted in a considerable space of centrally located residence property changing hands, but the agents who made the deal are as mum as oysters concerning it, the deeds having not yet reached the clerk's office.

Several lots were sold during the week on Grove Avenue in the neighborhood of Rowland Street, and thereabouts, at \$45 per front foot. Several thousand dollars' worth of lots changed owners in the region adjoining and near to the Cowardin subdivision in the eastern part of the city, and it is said that there will be a good deal of building in that neighborhood in the near future.

The Rev. Milton J. Hoover, of Terrell, Texas, who has been in the city for a week or more settling up an estate in which he is largely interested, had some good offers for centrally located property on the market on short notice, and had no trouble selling it to investors.

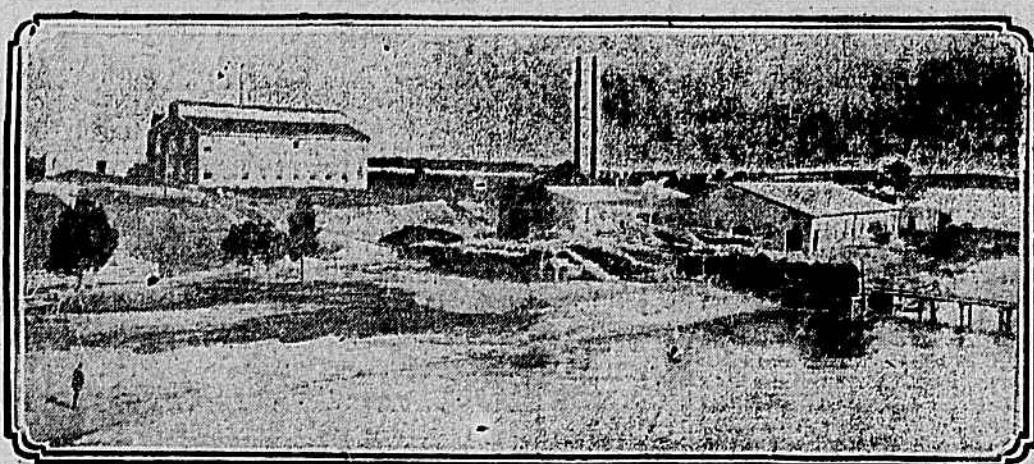
Rental Agents on a Rush.
There seems to be increased inquiry for vacant property in the newly annexed territory, every agent holding such land being kept fairly busy showing homes, stores and other property to buyers. As the city pushes the work of "cityfying" the annexed regions, the home builders appear to be anxious to secure home places there. Mr. W. E. Purcell, Jr., the map maker, has just completed his atlas of the annexed territory, showing streets, lots, alleys, houses and vacant lots, and the names of the owners. These atlas displays, while a little costly, have been readily bought by the agents, and this is taken as evidence that eager interest in the territory is very necessary in their line.

The rental agents report very active business. Some of them say that notwithstanding the building boom which has been on for months past, the demand for houses is greater than they have ever known this early in the season. At least nine-tenths of the renters who gave the ninety-day notice of a purpose to vacate had no idea of vacating, but gave the notice merely with a view of looking around to see if they might be able to do better. The most of them have withdrawn the notices, and some of them withdrew them too late, having found upon doing so that the agents had closed leases with other parties, and these experienced renters are now looking for houses to which to move on the first of September next.

Auction Sales are Good.
Speaking of the rental business, Messrs. McVeigh & Glinn report things especially active. In the past week they have signed up leases for at least one-third of the residences which were on their recently published list. They also report leases being signed up for "Hanover," Franklin and Adams streets, and expect to have the flats or apartments in this particular building rented by December 1st, when possession will be given to tenants. Their experience is that dwellings are being rented for September better than for years past, and they do not anticipate any vacancies on that date.

With better weather conditions, auction sales are being largely attended, and it is rare that a piece of property is taken in when, for any reason, it is

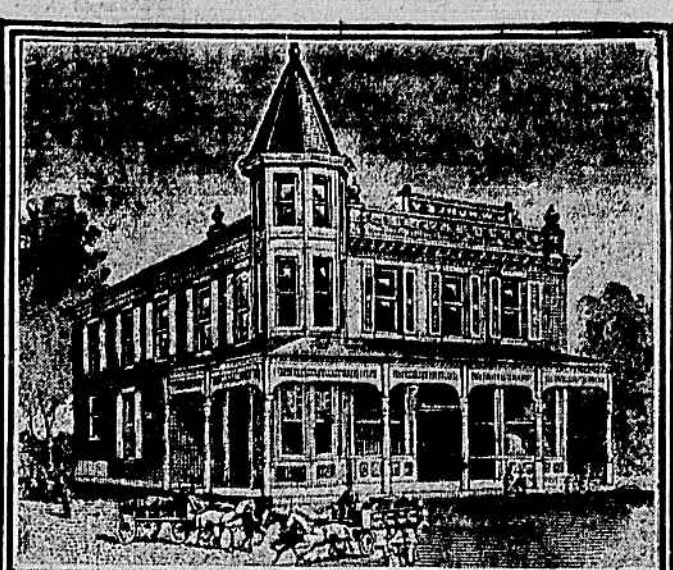
INDUSTRIAL SCENES IN THE TOWN OF URBANNA



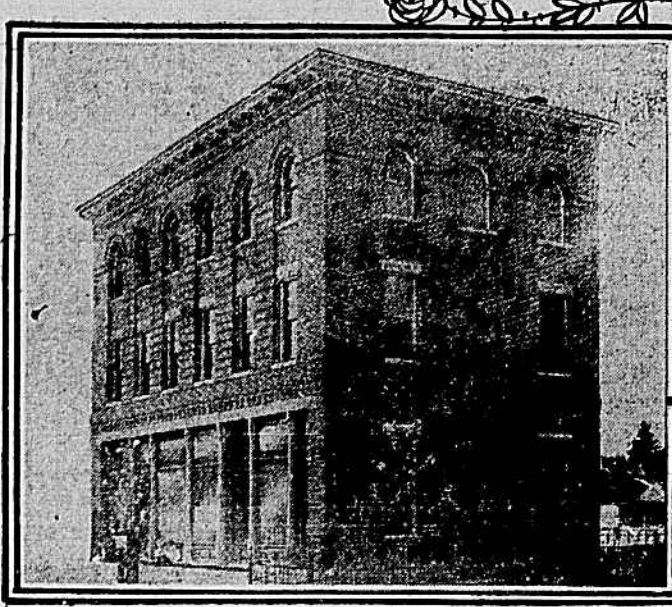
OVERALL FACTORY

URBANNA MFG. CO.

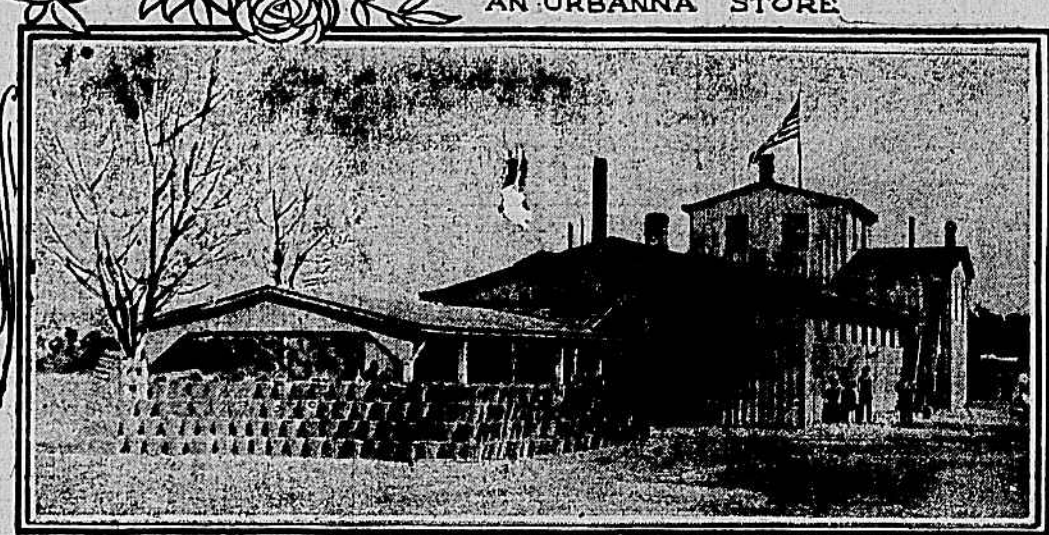
EXCELSIOR FACTORY



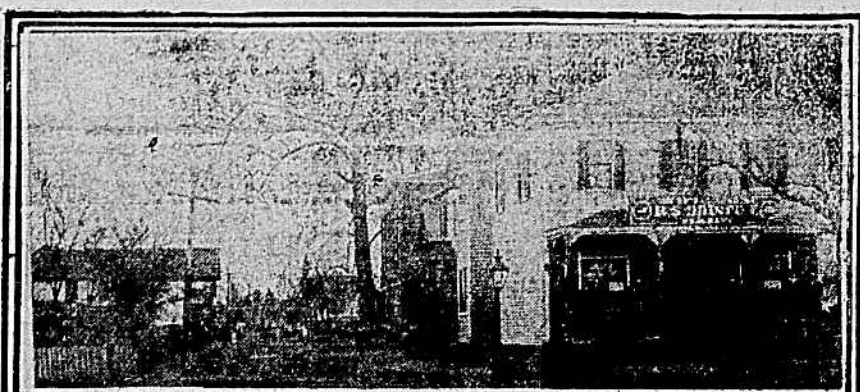
AN URBANNA STORE



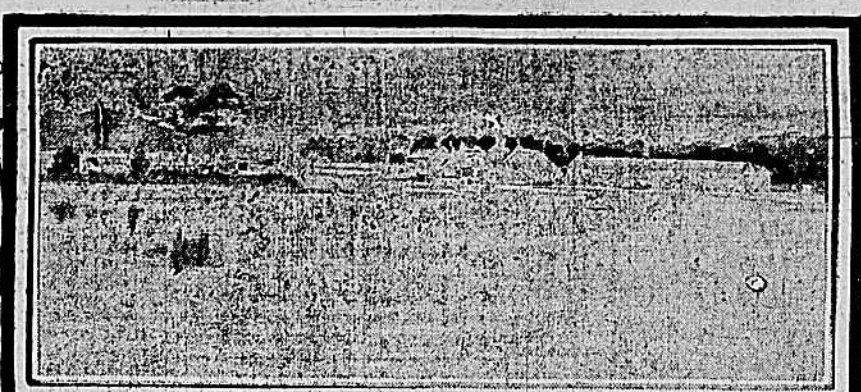
BANK OF MIDDLESEX



HURLEY'S CANNING FACTORY



STREET SCENE IN URBANNA



URBANNA HARBOR

EAST AFRICA BEST COLONY OF KAISER

Governor-General Tells Frank Carpenter About Vast Possession and Its Resources.

TWICE AS BIG AS GERMANY

How the Ten Million People Are Governed—New Railroads. Country's Possibilities.

BY FRANK G. CARPENTER

(Special Correspondent of The Times-Dispatch.)

Stand with me under the coconut trees on the shores of this beautiful harbor and take a look at the chief city of the Kaiser's colonial empire. Germany has five times as much territory on this continent as in Europe, and German East Africa is the best of the whole. It is twice as large as Germany itself and Dar es Salaam is its capital. The town is by far the most beautiful of all those I have yet visited on the shores of the Indian Ocean. It is as bright as a new pin and it has every sign of prosperity and trade. There are great warehouses along the wharves, a German man-of-war lies in the harbor, and a huge dry dock, sufficiently large to hold any ship of this part of the world, is on the edge of the shore. There are craft of many kinds in the bay, and one of the large steamers of the German East Africa Line has just come in on its way down the coast.

Dar es Salaam.
Turning to the city itself, one walks through wide streets shaded by trees and bordered with flowers. There are great government buildings of old-fashioned German architecture, which have been erected within the past few years, and a German man-of-war lies in the harbor. The government house is far superior to anything in British East Africa, and the great white post-office, with its tiled roof makes one feel as though he were in Europe rather than in the wilds of the black continent. There are some fairly good business blocks. The buildings are all new, clean and artistic. Most of them were built by the German government, after plans by German architects, and the result is one of the prettiest and most artistic little towns of the world. In fact, I know of no place which compares with this except some of the cities of Java, and they are by no means so fine.

The Germans have laid out the town so that it seems to be a part of a beautiful garden. It is situated at far from the equator and its vegetation is surpassingly beautiful. The build-

ings rise out of coconut palms and the fan-like leaves of other palm trees whisper a welcome as we walk through the streets. There are many acacias and trees loaded with flowers of all kinds. The roads are well kept. Every blade of grass and weed is pulled out, and a chain gang of native women convicts pounds hard the road bed after each rain. These women have iron collars about their necks and there are chains which run from collar to collar, holding the gang together. They are bareheaded, bareshouldered and barefooted, and they move along taking up the whole width of the road and pounding the ground firm with wooden stamps, which they raise and let fall in unison.

Where the Natives Live.
The native section of Dar es Salaam is back from the harbor. Neither Hindoos nor Africans are allowed to have houses in the European settlement, and their huts are shoved off in the woods at the rear. The town has altogether about 25,000 people. The vast majority are natives of the different tribes which live along the coast, and a large number who have come in as porters and servants from back in the interior. Many of the natives are Swahilis, noted as the brightest of the East Africa negroes; and there are also a large number of East Indians who have monopolized the retail trade.

These people all dress in cottons and they are more clad than those I saw in British East Africa, Uganda, or around Lake Victoria. Some of the native women are fine looking, but they all mutilate their ears and many scar their bodies so that the flesh hangs up in great welts. The women comb their hair in such a way that they seem to wear hoods. They shave parting at intervals of about one inch all around the head, plowing furrows as it were over their scalps. Many wear enormous ear plugs, which distend the lobes of the ears so that a silver dollar can be easily slipped in and out through them, and a few have nose rings. Their clothes are of bright colored prints made in India and shipped here from Bombay.

The Kaiser's Black Soldiers.
Among the most striking of the natives are the soldiers. The Kaiser has 500,000 blacks to keep his millions of East African subjects in order, and so far they have done very well. These negroes have been selected from the best of the natives, and one of the famous guards of Frederick the Great, none of whom was under 6 feet high. They are big-framed and broad-shouldered, and their faces seem to me the personification of ugliness and brutality. They are dressed in khaki, with khaki caps with buttons for their size, and they are armed with the best of modern guns and they know how to use them. During my stay here I have seen them at drill, military gymnastics. I am told they are proud of their profession, and that they are loyal to the Germans, even when warring against their own people.

During my stay I have visited the barracks. The natives are allowed to have their wives with them. They cook for their husbands and their presence keeps the soldiers in a good humor. This same custom of allowing

TRADE IMPROVING IN SOUTHERN IRON

Necessity Arises for Increase in the Production of Alabama Pig Iron.

IDLE MILLS GOING TO WORK

Furnaces Ready for Torches Are to Be Started Up at Once.

NEW ORLEANS, June 13.—A special from Birmingham says:

A necessity has arisen in the Southern territory to increase the pig iron production, and furnaces, which are ready for the touch, will be started up at once and others needing repairing will be worked on as quickly as the labor can be found to do the job. The make of the past few months will hardly be able to satisfy the demand as booked for delivery during the third quarter of the year, and there is still some business being handled, despite the fact that the quotations have stiffened, and in some quarters an advance of fifty cents and even more is being asked.

The Southern iron manufacturers appear to be in a strong position as to their future prospects and the end of the presidential campaign is likely to find the producers in this section not in a mood to accept business for delivery during the balance of this year, except the prices offered are indeed interesting. No iron is being sold in Alabama now under \$12 per ton, No. 2 foundry. There is no telling what the aggregate of the sales made during the past three weeks will go to. There has been a little lull in the buying in the last few days, as compared to the great activity which came over the Southern market, but still there is an inquiry and it can not be denied that it came from consumers, as the size of lots indicated that it was for the real consumer. There is no denying the fact that much iron recently bought up under \$12 per ton is in the hands of speculators and that it will be let out on the market sooner or later. There is such a healthy inquiry as to iron that predictions are being made freely that \$12.50 per ton, No. 2 foundry, will be a regular quotation before the end of the month, and \$1 is being hinted at for immediate delivery.

As yet all delivery can be made practically on immediate delivery time. The railroads can furnish all the cars that are necessary, and there is yet much locomotive power waiting for something to do. There is not a great

amount of iron on the furnace yards, but sufficient to fill orders right along, and before many days shall have passed, additional furnaces will be in blast and every demand can be met.

Activity in Steel.

Not only is there a resumption in pig-iron circles, but in cast-iron pipe, soil pipe, rolling mills and steel plants. Four open hearth furnaces in the big steel plant of the Tennessee Coal, Iron and Railroad Company go into operation Monday morning. One by one the other departments in the big steel plant will be started up until the entire institution is going, and there is a steady output of steel, steel rail and other products. As a consequence, blast iron furnaces manufacturing basic iron have been started up. The Bessemer Rolling Mills, handling both iron and steel, will be in operation by the middle of next week.

The Central Foundry Company, manufacturing soil pipe at Bessemer, twelve miles south of here, has secured some good orders from Alabama, Ala., St. Louis, Mo., and other places, and there will be steady work for some time to come at this place. The Gadsden pipe plant, soil pipe makers also, between Birmingham and Chattanooga, has started up, giving employment to nearly a hundred men. The larger cast-iron pipe plants in the immediate Birmingham district are working on full time and with practically full forces. These institutions are still receiving orders, and their products are being shipped out in all directions. The melt at the soil and cast-iron pipe plants in Alabama during the next six months will show a very large increase, as compared to the melt during the first six months of the year. With but two exceptions, the pipe plants in this State have had as dull a time as did the furnace people, and many men were idle. Good prices again prevail for cast-iron pipe, and the indications are that there will be a continued demand for the product, warranting good work for the large number of men in this industry for some time to come.

GOOD YEAR FOR BANK

Bank of Dinwiddie Makes Fine Showing and Adds to Surplus.

(Special to The Times-Dispatch.)
MCKENNEY, VA., June 13.—At the annual meeting of the stockholders of the Bank of Dinwiddie held this week the old officers were re-elected, with the exception of Mr. George W. Barner as a director. Mr. John M. Barner was elected in his place. The net earnings for the year were over 9 per cent. A 3 per cent. semi-annual dividend was declared, payable July 1st and January 1st. A \$100 was placed to the surplus fund, \$75 charged against banking house, and balance set aside as an interest reserve. The stockholders are well pleased with the progress of the institution. Mr. W. A. Bond, an accountant, of Petersburg, examined the books and accounts of the bank and reported them correctly kept.

WILL WAGE WAR ON THE CATTLE TICK

Bureau of Animal Industry to Push Work of Extermination During the Summer.

STATES TO DO THEIR SHARE

Expected to Co-operate With the Government and Help Bear the Expense.

Times-Dispatch Bureau, Bureau of Animal Industry, Washington, D. C., June 13.

The Bureau of Animal Industry, Department of Agriculture, is about to resume active operations for the eradication of the cattle ticks which prevail in the Southern States and transmit the contagion of Texas fever to cattle. Men are being sent into the field and preparations are being made to push the work of extermination vigorously during the summer months, when the ticks are most active. Since this work was begun, two years ago, an area of about 56,000 square miles, or almost the size of the State of Georgia, has been freed from the ticks. As a result, the quarantine on Southern cattle has been either modified or entirely removed from this area. Last year work was done to a greater or less extent in the States of Virginia, North and South Carolina, Georgia, Alabama, Tennessee, Kentucky, Missouri, Arkansas, Oklahoma, Louisiana, Texas and California, and it is proposed to continue this year in the same States, with the addition of a small portion of Mississippi.

Most of the work has been and will continue to be done in sections contiguous to the quarantine line, the object being to push the line farther south from year to year; but encouragement is given to local work in any part of the quarantined district in the assurance that when any considerable area is rendered tick free it will be released from quarantine. The work is being done by co-operation between the Federal government and the State and local authorities. Congress has appropriated \$350,000 for the year beginning July 1st, and it is expected that the States and counties where the work is being carried on will duplicate this sum. The House Committee on Appropriations expressed itself very strongly to the effect that the States should bear a reasonable share of the cost, and that the Federal work should be maintained only in States where such co-operation is received.

URBANNA, DOWN ON THE RAPPAHANNOCK

A Venerable Town That Is Growing Young in Its Old Age.

WANTS A RAILROAD TO RICHMOND CITY

Immense Oyster and Fish Business—Rich Timbered and Farm Lands of Middlesex, Making Urbanna a Manufacturing Centre—New Enterprises Wanted.

BY FRANK S. WOODSON, Industrial Editor.

URBANNA, Va., June 13.—Middlesex county, one among the richest in the State, is a peninsula of itself, a long narrow peninsula, with the broad Rappahannock River on the north side and the Plankank on the south side. Both streams flow into the Chesapeake Bay, and being salt water, the entire distance where they wash the shores of Middlesex, they abound in oysters, crabs and fish. The bivalves are not altogether as plentiful as they were in former times, owing to the suicidal policy of the State in the matter of oyster cultivation, but finer oysters than those that are to be found in the waters of these two streams do not exist anywhere in any streams of the earth.

Middlesex is rich in trucking lands and general farming lands that have not been worn out, and that produce most luxuriantly all manner of truck, grasses, wheat, oats, corn, rye, hay, etc. There is no lack on earth, not excepting the Blue Grass regions of Kentucky, that produces more and better grasses. Timothy, clover, alfalfa and other grasses are money crops all over Middlesex, especially that part of it which is encompassed in a space of ten miles around Urbanna, and in late years the farmers have learned to make good money saving hay and grazing cattle, sheep and hogs.

Improved cattle is the order of the day and there is not a farm of any size within a dozen miles of Urbanna that is not well stocked with Jerseys and other improved cattle. The grass and cattle interest of this section may be said to be a new industry, for I am told that twelve or fifteen years ago the farmers hereabouts and the town of Urbanna were in the habit of selling people bought hay in Baltimore, and from 150 to 250 tons were landed at the Urbanna wharf every year, and it all came from Baltimore. Now hay is a money crop around Urbanna, and these same farmers, who once sold the wharf here something over 500 tons every year.

The Metropolis of Middlesex.
The forests of this part of Middlesex are rich in lumber. Pine and oak predominate, but vast forests of gum, cypress, hickory, ash, dogwood, persimmon, beech, chestnut, and walnut are ready for the axman and the saw mills.

Urbanna, with its 700 or 800 population, is the largest town in the county and it has been an incorporated town nearly 200 years, having been laid off as such in the year 1717, the same year that Philadelphia was incorporated. At that time it was thought by some that Urbanna was the logical rival of the City of Brotherly Love, with decided chances to beat it in the race for commercial greatness, but somehow Philadelphia took the lead early in the race, and the most enthusiastic Urbannians will readily admit that the Pennsylvania town has held the lead pretty well.

Urbanna is beautifully located on the Rappahannock River, twenty miles from the river's entrance into Chesapeake Bay, and at the mouth of Urbanna Bay.

They call it here Urbanna Creek, but it is not a creek, rather a beautiful bay two and one-half miles long and from a half to three-quarters of a mile wide, making for the town the best and most beautiful harbor on the lower Rappahannock. The river flows wide at this point, and is the loveliest sheet of water on the coast of Virginia, Hampton Roads not excepted.

Handled by a Monopoly.
The channel and harbor are twelve feet deep, and any vessel that touches the waters of the Chesapeake or the Rappahannock can pull up to and do business at the magnificent wharf business at the magnificent wharf of the Delaware, Maryland and Virginia Canal Company, which is not a railway company, but a steamboat line, running boats from Baltimore to all Rappahannock River points as far up as Fredericksburg, and from there to the Chesapeake. Transportation of the company also runs a line of boats from Norfolk to Baltimore, which do business with Urbanna. This monopoly has erected a wharf of its own and also a summer resort hotel at West Urbanna, a mile and a half west of the town, and its Baltimore boats land only there, while the Norfolk boats of the same line come into the harbor and do business at the Burton Wharf, located in the bay at the foot of the principal business street. The company pretends that the channel to the harbor is not wide enough to accommodate the big boats when everybody here knows that a 10 foot wide and 12 feet deep is ample to accommodate a ship that sails under the Delaware, Maryland and Virginia flag.

The people here also know that the real reason why these Baltimore boats rarely come into the harbor is that the company wants to force as much of the business of the town as possible to their own wharf, and they desire also to enhance the value of the property they have bought at West Urbanna. Another reason is that they save time by landing their Baltimore boats at West Urbanna. Instead of in the harbor, as it takes from an hour to an hour and a half to go into the harbor, load and unload and get out again. The attention of the State Corporation Commission has been called to this manifest injustice and annoyance, and it is expected that ere long this State power will force the arrogant monopoly to give the business men of Urbanna a fair deal. It ought to have been done before now.

A Railway the Remedy.
What Urbanna wants more than anything else is a railway line to Richmond. (Continued on Fifth Page.)